



Butte County
• CALIFORNIA •

Case Details

Butte County

Case Number
CE18-0647

Description: LARGE MARIJUANA GROW, NO LEGAL RESIDENCE			Status: LIEN PROCESS
Location: 39° 33.957'N, 121° 21.788'W			
Type: MARIJUANA		Subtype:	
Opened: 6/13/2018	Closed:	Last Action: 4/23/2019	Fillw Up:
Site Address: 0 CRYSTAL RANCH RD FEATHER FALLS, CA 95940			
Site APN: 071-270-024		Officer: DE88IE LAUGENOUR	
Details:			

Case Summary

CASE OPEN
OPEN
COMPLETED

316

[15] INSPECTIONS

VIOLATIONS

[61] ACTIONS

ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	HANG TOUA	1046 JAY ST OLIVEHURST, CA 95961			

VIOLATIONS

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
D4 MM ADMIN PENALTIES LCL FINES	0010-4404000-431104-4401	0	\$88,000.00	\$0.00						
Total Paid for D4 MM ADMIN PENALTIES LCL FINES:			\$88,000.00	\$0.00						
D4 MM COSTS CHRG FOR SVCS	0010-4404000-462005-4401	0	\$6,038.43	\$0.00						
Total Paid for D4 MM COSTS CHRG FOR SVCS:			\$6,038.43	\$0.00						
TOTALS:			\$94,038.43	\$0.00						



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CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
72-HOUR NOTICE POSTED	MATT FUCHS	7/12/2018	7/12/2018	72 hour notice posted at 11:00 hours with Ted Weber for officer safety. Arrived at the residence to a locked gate. No answer to horn honk or announcement. The property owner Toua Hang was issued/posted a 72 hour notice with corrections; Reduce marijuana cultivation size. Reduce number of marijuana plants. Parcel does not have a legal residence. Fencing. Grower residency requirements.
72-HOUR NOTICE POSTED	TED WEBER	7/12/2018	7/12/2018	72 hour notice posted at 11:00 hours with Matthew Fuchs for officer safety.
72-HOUR NTC SENT	MATT FUCHS	7/12/2018	7/12/2018	72 hour sent.
CASE REVIEW and ANALYSIS	MATT FUCHS	6/18/2018	6/18/2018	Zoning- FR-S Acreage- 4.9 Dwellings- None District- 1 Allowed- None no structure Setback- NA
CASE REVIEW and ANALYSIS	SHAWN WILLIAMS	6/21/2018	6/21/2018	CASE REVIEW & ANALYSIS - FLIGHT PREP & MAPPING
CASE REVIEW and ANALYSIS	SHAWN WILLIAMS	8/16/2018	8/16/2018	FLIGHT PREP & MAPPING FOR UPCOMING HEARING
CASE REVIEW and ANALYSIS	SHAWN WILLIAMS	8/20/2018	8/20/2018	On 08/20/2018, I sorted aerial photos into individual files for the CEO in charge of this case.
CASE REVIEW and ANALYSIS	SHAWN WILLIAMS	9/10/2018	9/10/2018	ADDED TO FLIGHT LIST - UPCOMING A8ATEMENT
CASE REVIEW and ANALYSIS	SHAWN WILLIAMS	9/21/2018	9/21/2018	ADDED TO FLIGHT LIST - UPCOMING A8ATEMENT
CASE REVIEW and ANALYSIS	SHAWN WILLIAMS	10/17/2018	10/17/2018	UPDATED FLIGHT PREP & ADDED TO FLIGHT LIST (UPCOMING A8ATEMENT)
DEMAND LETTER POSTED	TED WEBER	11/1/2018	11/1/2018	Accompanied by BCCEO Fuchs we posted the Demand for Payment Letter on this property. 4 hours represents two staff travel and posting, as well as one staff putting photos in laserfiche.



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EMAIL	DEBBIE LAUGENOUR	8/2/2018	8/2/2018	<p>CONFIRMATION EMAIL TO HEARING OFFICER: Michael Gallart - Hearing Officer Assignment leonardandlyde@gmail.com</p> <p>Good Morning:</p> <p>This email will confirm that Mr. Gallart is available to preside over our Marijuana hearing on August 29, 2018 at 10 a.m. Please see the case details below, and be sure to let me know if you have any questions or concerns.</p> <p>Date: August 29, 2018 Time: 10 a.m.</p> <p>Location: Butte County Courthouse Conference Room</p> <p>Case: CE18-0647 APN: 071-270-024 Owner: Hang Toua</p> <p>Address: 0 Crystal Ranch Road, Feather Falls 95940</p> <p>CEO: Matt Fuchs</p> <p>HEARING OFFICER: MICHAEL GALLART</p> <p>COUNTY COUNSEL:</p> <p>Thank You</p> <p>Debbie Laugenour, Office Specialists, Sr. Code Enforcement</p> <p>Department of Development Services 7 County Center Drive, Oroville, CA 95965 530.552.3639 M 530.552.3702 Email: dlaugenour@buttecounty.net Twitter Facebook YouTube Join DD5 Email List</p>
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EMAIL	DEBBIE LAUGENOUR	9/4/2018	9/4/2018	EMAILED COPY OF DECISION TO CEO AND MANAGER
EMAIL	DEBBIE LAUGENOUR	9/10/2018	9/10/2018	<p>EMAIL RE ABATEMENT TO MATT AND CHRIS</p> <p>From: Laugenour, Debbie Sent: Monday, September 10, 2018 2:18 PM To: Fuchs, Matt <MFuchs@buttecounty.net> Cc: Jellison, Chris <jellison@buttecounty.net> Subject: CE18-0647 0 CRYSTAL RANCH - HANG</p> <p>Matt:</p> <p>The 10 day grace period for the owner to come into compliance after the hearing decision is up tomorrow. Check with Chris to see if an abatement warrant is needed since it looks like they have not called for a compliance inspection. There were approximately 100 plants on this parcel.</p> <p>Debbie Laugenour,</p>
EMAIL	DEBBIE LAUGENOUR	9/12/2018	9/12/2018	<p>On Sep 12, 2018, at 8:30 AM, Laugenour, Debbie <DLaugenour@buttecounty.net> wrote: Shawn:</p> <p>Chris has requested that you please add this case to the next fly list. We are looking for an abatement date.</p> <p>CE18-0647 071-270-024</p> <p>Thanks</p> <p>Debbie Laugenour,</p>



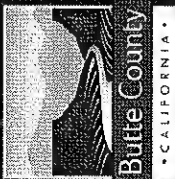
Butte County
• CALIFORNIA •

Case Details

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EMAIL	DEBBIE LAUGENOUR	10/25/2018	10/25/2018	<p>ABATEMENT DATE FROM MATT.</p> <p>From: Fuchs, Matt Sent: Wednesday, October 24, 2018 7:34 AM To: Laugenour, Debbie <DLaugenour@buttecounty.net>; Waybright, Christine <CWaybright@buttecounty.net>; Tauchman, Beverly <BTauchman@buttecounty.net> Subject: HANG TOUA CE18-0647 071-270-024</p> <p>Marijuana has been abated 10/19/2018.</p> <p>Matt Fuchs, Code Enforcement Officer</p>
EMAIL	DEBBIE LAUGENOUR	10/25/2018	10/25/2018	<p>EMAIL TO CC REQUESTING COST FOR DEMAND</p> <p>From: Laugenour, Debbie Sent: Thursday, October 25, 2018 11:36 AM To: Tauchman, Beverly <BTauchman@buttecounty.net>; Waybright, Christine <CWaybright@buttecounty.net> Subject: HANG TOUA CE18-0647 071-270-024</p> <p>Good Morning:</p> <p>Our case work has been completed on the above-noted matter. As soon as your office has concluded its work please prepare and forward to me the cost for demand.</p> <p>Thanks</p> <p>Debbie Laugenour,</p>



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EMAIL	DEBBIE LAUGENOUR	11/1/2018	11/1/2018	<p>EMAIL DEMAND TO CC FOR MAILING.</p> <p>From: Laugenour, Debbie Sent: Thursday, November 1, 2018 11:39 AM To: Tauchman, Beverly <BTauchman@buttecounty.net>; Waybright, Christine <CWaybright@buttecounty.net> Subject: Hang Demand CE18-0647</p> <p>Good Afternoon:</p> <p>Please find attached the Demand letter for Hang, CE18-0647. I will put the original into interoffice mail this afternoon, and a copy will be posted on the property in the next few days.</p> <p>As soon as it has been mailed please let me know the days so I can update my records.</p> <p>Thanks</p> <p>Debbie Laugenour,</p>
EMAIL	MATT FUCHS	8/17/2018	8/17/2018	Emailed new fly pictures to C. Waybright and B. Tauchman. Also, placed new photos in drop box.
GENERAL NOTE	DEBBIE LAUGENOUR	8/2/2018	8/2/2018	ADDED CASE TO HEARING SPREADSHEET. CREATED HC FILE.
GENERAL NOTE	DEBBIE LAUGENOUR	9/4/2018	9/4/2018	UPDATED HEARING SPREADSHEET, ADDED 10 DAYS TO CALENDAR, HAD MATT DO THE SAME.
GENERAL NOTE	DEBBIE LAUGENOUR	10/25/2018	10/25/2018	FINALIZED COST AND PREPARED DEMAND LETTER.
GENERAL NOTE	DEBBIE LAUGENOUR	10/25/2018	10/25/2018	CALCULATED POST HEARING PENALTIES. ADDED TO HEARING SPREADSHEET. REQUESTED COST FOR DEMAND FROM CC.



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GENERAL NOTE	DEBBIE LAUGENOUR	11/1/2018	11/1/2018	REC DEMAND BACK FROM CHRIS. EMAILED COPY TO CC FOR MAILING. PUT ORIGINAL INTO INTER OFFICE MAIL TO CC. ADDED COST AND PENALTIES INTO TRAKIT. SCANNED AND ATTACHED. GAVE COPY TO CEO TO POST. UPDATED SPREADSHEET.
GENERAL NOTE	DEBBIE LAUGENOUR	2/5/2019	2/5/2019	LIEN DOC PREP
GENERAL NOTE	KIM MCMILLAN	10/3/2018	10/3/2018	PREPARED TRANSFER IN THE AMOUNT OF \$39.00 TO RECORD HEARING OFFICERS DECISION.
GENERAL NOTE	KIM MCMILLAN	4/23/2019	4/23/2019	SCANNED AND ATTACHED CLERK RECORDERS RECEIPT
GENERAL NOTE	SHAWN WILLIAMS	9/27/2018	9/27/2018	I SORTED THE HELICOPTER INSPECTION PHOTOS INTO INDIVIDUAL FILES TO ASSIST THE CEO IN CHARGE OF THIS CASE.
GENERAL NOTE	SHAWN WILLIAMS	10/22/2018	10/22/2018	On 10/22/2018, I assisted the CEO in charge of this case by sorting the helicopter inspection photos into individual files in the department server.
HEARING DATE	DEBBIE LAUGENOUR	8/2/2018	8/2/2018	HEARING SCHEDULED IN OUTLOOK
HEARING DATE	MATT FUCHS	8/2/2018	8/2/2018	At 11:30 hours NA notice posted with Ted Weber for officer safety. Gate still locked, no answer to car horn, left notice.
HEARING DATE	TED WEBER	8/2/2018	8/2/2018	At 11:30 hours NA notice posted with Matthew Fuchs for officer safety.
HEARING DATE	MATT FUCHS	8/29/2018	8/29/2018	Hearing for Nuisance Abatement Hearing with Virginia Gingery.
HEARING DATE	PHIL PREADER	8/29/2018	8/29/2018	Hearing for Nuisance Abatement Hearing with Virginia Gingery.
HEARING NOTICE SENT	MATT FUCHS	8/1/2018	8/1/2018	Hearing notice copied, scanned and sent. Hearing set for 8-29-2018 at 10am.
LIEN RECORDED	WILLOW EMBERLAND	4/19/2019	4/19/2019	LIEN RECORDED ON 4/18/19
MEETING	DEBBIE LAUGENOUR	6/13/2018	6/13/2018	MET WITH RP TO DISCUSS THEIR COMPLAINTS
OPENED CASE	DEBBIE LAUGENOUR	6/13/2018	6/13/2018	
PHONE CALL	DEBBIE LAUGENOUR	8/2/2018	8/2/2018	CALLED ADMIN TO GET HEARING OFFICER ASSIGNMENT

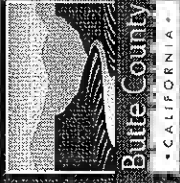


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PHONE CALL	DEBBIE LAUGENOUR	8/2/2018	8/2/2018	CALLED HEARING OFFER TO SEE IF HE IS AVAILABLE. SPOKE TO MR. GALLART AND HE IS AVAILABLE. ADVISED WILL SEND CONFIRMATION EMAIL.
RECEIVED COMPLAINT	DEBBIE LAUGENOUR	6/13/2018	6/13/2018	LOBBY COMPLAINT OF A LARGE MARIJUANA GROW, NO LEGAL RESIDENCE, NO PERMITTED WATER/SEWER
SCANNING	DEBBIE LAUGENOUR	6/13/2018	6/13/2018	SCANNED AND ATTACHED COMPLAINT
SCANNING	DEBBIE LAUGENOUR	9/4/2018	9/4/2018	SCANNED AND ATTACHED HEARING DECISION.
SCANNING	DEBBIE LAUGENOUR	10/25/2018	10/25/2018	SCANNED AND ATTACHED COST FOR DEMAND.
SCANNING	DEBBIE LAUGENOUR	11/1/2018	11/1/2018	SCANNED AND ATTACHED DEMAND LETTER.
SCANNING	WILLOW EMBERLAND	8/15/2018	8/15/2018	SCANNED AND ATTACHED RETURNED MAIL 34(A) 34(C) AND NUISANCE ABATEMENT HEARING
SCANNING	WILLOW EMBERLAND	8/16/2018	8/16/2018	SCANNED AND ATTACHED RETURNED MAIL ENVELOPE HEARING NOTICE HANG
SCANNING	WILLOW EMBERLAND	8/28/2018	8/28/2018	SCANNED RETURNED MAIL HEARING NOTICE
SCANNING	WILLOW EMBERLAND	11/1/2018	11/1/2018	SCANNED AND ATTACHED DEMAN LETTER
SCANNING	WILLOW EMBERLAND	4/2/2019	4/2/2019	SCANNED AND ATTACHED PROPOSED LIEN AND SPECIAL ASSESSMENT
SCANNING	WILLOW EMBERLAND	4/16/2019	4/16/2019	SCANNED AND ATTACHED NOTICE OF LIEN
TRAVEL	BRAUN LAWTON	9/12/2018	9/12/2018	TRAVEL TO AIRFIELD
TRAVEL	BRAUN LAWTON	9/27/2018	9/27/2018	Travel to airfield
TRAVEL	MATT FUCHS	6/19/2018	6/19/2018	Travel time for attempted contact at parcel.
TRAVEL	MATT FUCHS	7/12/2018	7/12/2018	Travel time for 72 hour notice posting.
TRAVEL	MATT FUCHS	7/9/2018	7/9/2018	Travel time for helicopter inspection.
TRAVEL	MATT FUCHS	8/2/2018	8/2/2018	Travel time for NA notice post.
TRAVEL	SHAWN WILLIAMS	8/17/2018	8/17/2018	Travel time for helicopter inspection.
TRAVEL	MATT FUCHS	8/29/2018	8/29/2018	Travel time for hearing.
TRAVEL	RANDALL SMITH	3/18/2019	3/18/2019	1.25



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TRAVEL	SHAWN WILLIAMS	10/19/2018	10/19/2018	0.25 HOUR TRAVEL TIME - OROVILLE AIRPORT - 10/19/2018		
INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
72 HOUR INSPECTION						
COMPLIANCE INSPECTION						
HELICOPTER INSPECTION	BTL	9/12/2018	9/12/2018		PHOTOGRAPHER	
HELICOPTER INSPECTION	SDW	9/12/2018	9/12/2018		NAVIGATOR	
HELICOPTER INSPECTION	BTL	9/27/2018	9/27/2018		Photographer	
HELICOPTER INSPECTION	SDW	9/27/2018	9/27/2018		Navigator	
HELICOPTER INSPECTION	SDW	7/9/2018	7/9/2018	COMPLETED	Marijuana observed	Shawn Williams (NAV) AND Phil Preader (PICS). BCC 34A AND 34 C VIOLATIONS OBSERVED. PICS TAKEN.
HELICOPTER INSPECTION	PRP	7/9/2018	7/9/2018		2nd Officer	Shawn Williams (NAV) AND Phil Preader (PICS). BCC 34A AND 34 C VIOLATIONS OBSERVED. PICS TAKEN.
HELICOPTER INSPECTION	SDW	8/17/2018	8/17/2018	CONFIRMED	OBSERVED MARIJUAN	Shawn Williams (NAV) AND Rand Smith (PICS). BCC 34A AND 34 C VIOLATIONS OBSERVED. PICS TAKEN.
HELICOPTER INSPECTION	RJS	8/17/2018	8/17/2018	COMPLETED	2ND Officer	Shawn Williams (NAV) AND Rand Smith (PICS). BCC 34A AND 34 C VIOLATIONS OBSERVED. PICS TAKEN.
HELICOPTER INSPECTION	SDW	10/19/2018	10/19/2018	COMPLETED	NAVIGATOR	NAVIGATOR - MMJ OBSERVED The plants are mostly harvested/nearly abated. Few remain in-ground with small amount of MMJ on plant(s).



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HELICOPTER INSPECTION	TAT	10/19/2018	10/19/2018	COMPLETED	PHOTOGRAPHER	PHOTOGRAPHER
INITIAL SITE INSPECTION	MWF	6/19/2018	6/19/2018		Attempted contact	Located locked gate at 10:20, no response to horn, left card on gate. Will put on fly list. Attempted site inspection with Tim Torres for officer safety. Locked gate, no answer to car horn, left card with instructions. Place on fly list
INITIAL SITE INSPECTION	TAT	6/19/2018	6/19/2018		2nd Officer	Attempted site inspection with Matt Fuchs for officer safety.
LIEN HEARING POSTED	RJS	3/18/2019	3/18/2019			

ATTACHMENTS



Butte County Department of Development Services
TIM SNELLINGS, DIRECTOR | PETE CALARCO, ASSISTANT DIRECTOR
7 County Center Drive Oroville, CA 95965 530.538.7601 Telephone 530.538.7785
Facsimile www.buttecounty.net/ds

RESTRICTIONS ON CANNABIS CULTIVATION

COMPLAINT FORM

CASE# 0718-0447

Date: 6/13/18

Property Owner: Hang, Tera Parcel: 071-270-024

Alleged Violation Address: Crystal Ranch Road

City: Feather Falls

Complaint Types: Check violation(s) that apply AND include written remarks below.

- ☒ Cultivation Area Violation (over max sq. ft/ratio) (Medical Cannabis Cultivation)
- ☒ Cultivation of more than six plants per parcel (Non-Medical Cannabis Cultivation)
- ☒ Parcel does not have a legal residence
- ☐ Outdoor grow on a parcel 0.5 acre or less (Medical Cannabis)
- ☐ Outdoor grow on parcel 5.0 acres or less (Non-Medical Cannabis Cultivation)
- ☐ Setback violation (please specify below in detail)
- ☐ Cannabis plants are in public view
- ☐ Fencing (no fence on parcel less than 5 acres, unapproved materials, plants are taller than fence, unsecure access, etc.)
- ☐ Building violations (no permit, unpermitted electrical, no ventilation, etc.)
- ☐ Does not meet Recommendation Requirements (Medical Cannabis)
- ☐ Grower residency requirements
- ☒ No permitted permanent water supply or no municipal sewer system/permitted sewage disposal system
- ☐ Illegal use, disposal and/or storage of chemicals
- ☐ Other:

* For environmental complaints contact Environmental Health at 530.538.7281 or 202 Mira Loma Dr, Oroville, CA 95965

Please describe the violation(s) in the space provided below:

Cannabis Cult on Parcel without Legal Residence

0 CRYSTAL RANCH RD

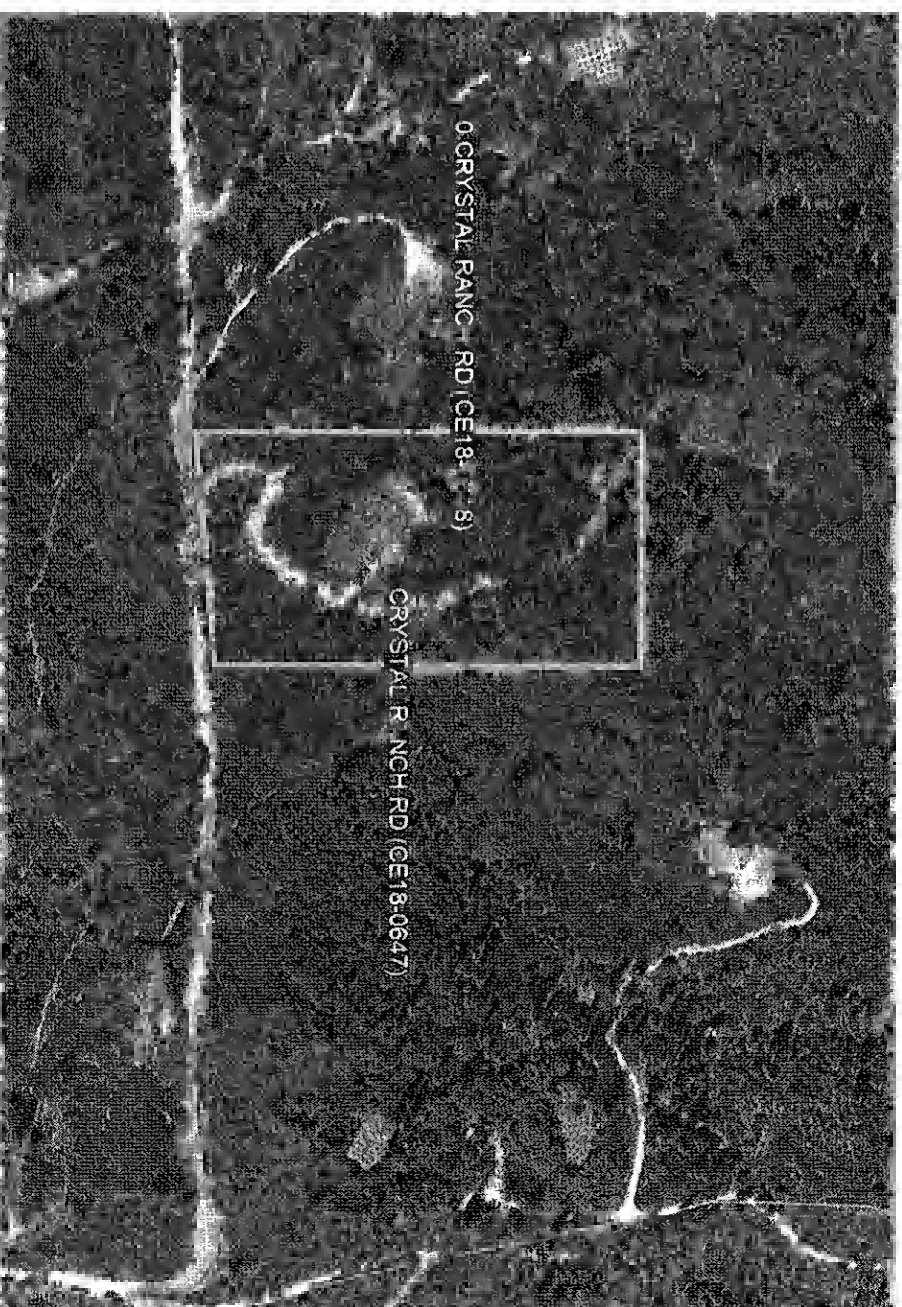
071-270-024

CE18-0647

39° 33.957'N, 121° 21.788'W

4.9 ACRES

Neighboring parcel also has a case.



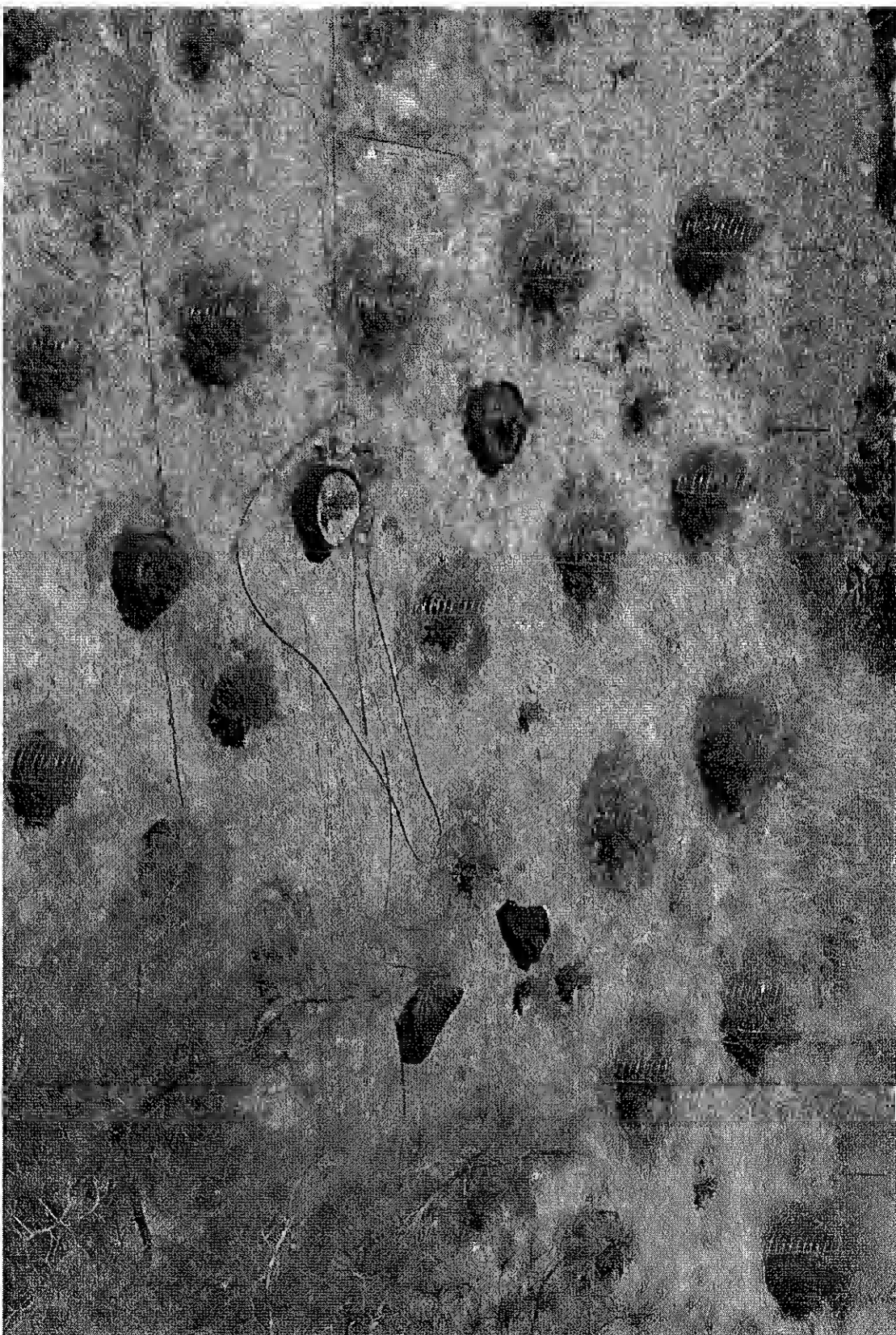
FLIGHT 02

APN: 071-270-024

CASE #: CE18-0647 ADDRESS: 0 CRYSTAL RANCH ROAD
Fly over pictures by CEO's Shawn Williams and Phil Preader on 7-9-2018

DATE: 7/9/18

CEO: MF



APN: 071-270-024

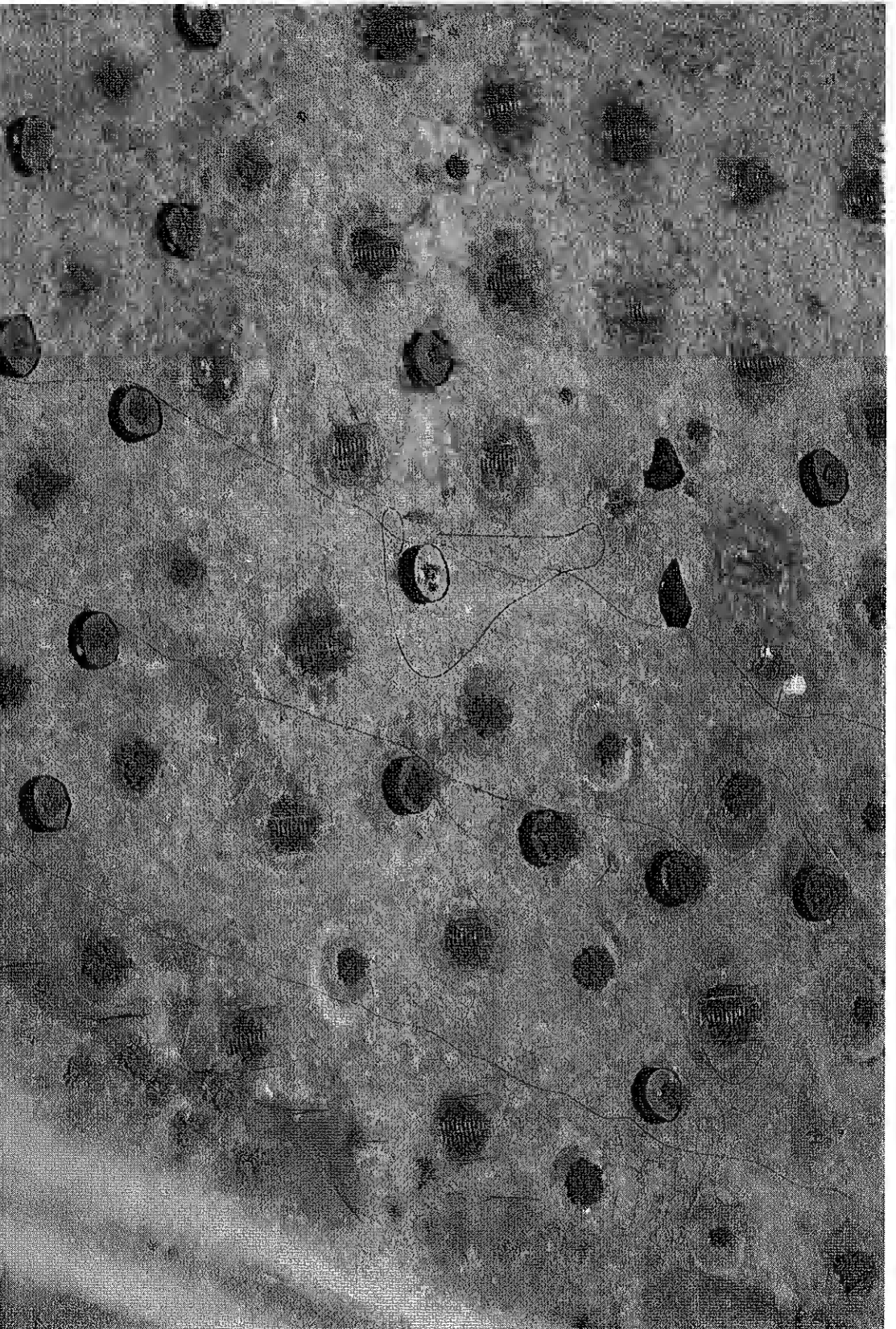
CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH ROAD

DATE: 7/9/18

CEO: MF

Fly over pictures by CEO's Shawn Williams and Phil Preader on 7-9-2018



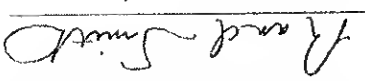
PROOF OF SERVICE BY MAIL

I am a citizen of the United States and employed in the County of Butte. I am, and was at the time of the service hereinafter mentioned, over the age of eighteen years and not a party to the within action. My business address is Department of Development Services, Building Division. 7 County Center Drive, Oroville, California 95965. I am readily familiar with the County's practice for collection and processing of correspondence/documents for mailing with the United States Postal Service and that said correspondence/documents are deposited with the United States Postal Service in the ordinary course of business on the same day.

On July 13, 2018 I served the foregoing 72 HOUR NOTICE TO ABATE ORDINANCE VIOLATION on the person(s) named below by placing a true copy thereof in a sealed envelope, with first class postage thereon fully paid, addressed as indicated below, and by placing said envelope in the appropriate place within the Department of Development Services where mail is collected for mailing with the United States Postal Services on the same day.

HANG TONG
0 CRYSTAL RANCH
RD RD
WEATHER FALLS, CA 95940
HANG TONG
1046 JAY ST
OLIVEHURST, CA 95961

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration was executed on July 12, 2018 Oroville, California.


RAND SMITH
BC CEO

Case #: CE18-0647



Department of Development Services

Tim Snellings, Director
Pete Calarco, Assistant Director

7 County Center Drive
Oroville, California 95965
T: 530.552.3702
F: 530.538.7785

buttecounty.net/dds

FORM NO.
DCE-04

RESTRICTIONS ON CANNABIS CULTIVATION 72-HOUR NOTICE TO ABATE ORDINANCE VIOLATION

Date Issued & Posted: 7/12/18
Violation Address: 0 Crystal Ranch Rd
Parcel #: 071-0270-024
Owner: THUS LOVA
Tenant: n/a
Case #: CE18-0047
City: Butte Falls

You are hereby on notice, pursuant to Butte County Code Chapter 34A and/or Chapter 34C, you are maintaining a public nuisance on the above-referenced property by:

- ☒ Cultivation area is greater than authorized size - BCC 34A-4
- ☒ Number of plants being cultivated is greater than authorized - BCC 34C-4
- ☒ Indoor grow required for parcel size - BCC 34A-4(b)(1); BCC 34C-4(a)(2)
- ☒ Parcel does not have a legal residence - BCC 34A-3(n); BCC 34A-4(a); BCC 34C-3(m)
- ☒ Setback violation from parcel line and/or residence - BCC 34A-8; BCC 34C-8
- ☒ Setback violation from a youth-oriented facility, school, park, church, residential treatment facility, school bus stop, or an occupied residential structure, BCC 34A-8(b)(1)(2)(3); BCC 34C-8(b)(1)(2)(3)
- ☒ Marijuana plants in public view - BCC 34A-8(b)(4); BCC 34C-8(b)(3)
- ☒ Fencing (no fencing, unapproved materials, plants taller than fence, unsecure access, etc.) BCC 34A-10; BCC 34C-10
- ☒ Indoor grow building violations (no permit, residential grow, no ventilation, etc.) - BCC 34A-3(h)

You are also on notice that an Administrative Penalty of \$500 per day will accrue each day that the nuisance exists for the first 72 hours that you are in violation. If the violation is not corrected within 72 hours, the Penalty will increase to \$1000 per day for each day you are in violation and the matter will be set for a Nuisance Abatement Hearing. In order to prevent the accrual of ongoing penalties and costs, it is your obligation to contact the Code Enforcement Officer, arrange a time for a Code Enforcement Officer to re-inspect your property, and demonstrate that all violations have been corrected. If you fail to do so and a Nuisance Abatement Hearing is scheduled, you will be required to pay all costs and penalties, which, if not paid, will become a lien on your property.

Butte County Code Enforcement Officer

Owner/Tenant/Cultivator

My signature above acknowledges receipt of this 72-Hour Notice to Abate

My signature above acknowledges delivery of this 72-Hour Notice to Abate

693-7631

RETURN SERVICE REQUESTED

Butte County Department of Development Services
BUILDING * PLANNING * CODE ENFORCEMENT
7 County Center Drive
Oroville, CA 95965



HANG TOUA
0 CRYSTAL RANCH RD RD
FEATHER FALLS, CA 95940

RETURN SERVICE REQUESTED

Butte County Department of Development Services
BUILDING * PLANNING * CODE ENFORCEMENT
7 County Center Drive
Oroville, CA 95965



HANG TOUA
1046 JAY ST
OLIVEHURST, CA 95961

APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 Crystal Ranch Road

DATE: 7/12/18

CEO: MF

San Diego County
OFFICE OF LAND SERVICES

7 County Center Drive
Oroville, CA 95965
T: 530 452-5711
F: 530 538-1785

Per: Caitlin, D. Smith
Per: Caitlin, Assistant

RESTRICTIONS ON CANNABIS CULTIVATION
72-HOUR NOTICE TO ABATE ORDINANCE VIOLATION

FORM NO. DCE-04

Date Issued & Posted: 7/12/18

Violation Address: 0 Crystal Ranch Road

Parcel: 071-270-024

Case #: CE18-0647

City: Oroville



Department of Development Services

TIM SNELLINGS, DIRECTOR
PETE CALARCO, ASSISTANT DIRECTOR

FORM NO
DCE-12

7 County Center Drive
Oroville, California 95965
T: 530.552.3702 | T: 530.538.7785
buttecounty.net/dds

CASE #: CE18-0647

Owner Name: HANG TOUA

NOTICE OF NUISANCE ABATEMENT HEARING

The owner(s) and occupant(s) of real property described on the latest equalized Butte County tax roll as A.P.N. 071-270-024, and having a street address of 0 CRYSTAL RANCH RD RD, FEATHER FALLS, CA is (are) hereby notified to appear before a Hearing Officer of the County of Butte at One Court Street Oroville, CA 95965 on Wednesday, August 29, 2018, at the hour of 10 o'clock am., to show cause, if any there be, why the use of said real property should not be found to be a public nuisance and abated pursuant to the Butte County Code Chapter 34A and/or Butte County Code Chapter 34C. The Department of Development Services has determined that conditions exist on the above property which constitute a public nuisance and violate Butte County Code section(s) BCC 34A-4 Cultivation Area is greater than authorized, BCC 34C-4 Number of plants being cultivated is greater than authorized, BCC 34A-3(n), BCC 34-4(a), BCC 34C-3(m) Parcel does not have a legal residence, BCC 34A-10; BCC 34C-10 Fencing (no fencing), BCC 34A-6(a)(1); BCC 34C-6; Grower residency requirements. After hearing, if a violation is found to have existed at the time the Notice of Nuisance Abatement Hearing was posted on the property, the Administrative Costs incurred in prosecuting the violation, including, but not limited to, the cost of the Hearing Officer, the cost of prior time and expenses associated with bringing the matter to hearing, attorneys' fees, the cost associated with any appeals from the decision of the Hearing Officer, the cost of judicially abating the violation, the cost of labor and material necessary to physically abate the violation, the cost of securing expert and other witnesses, and the accrual of any Administrative Penalties, may become a lien against the subject property and may also be assessed against the property in the same manner as taxes. If a lien is recorded, it will have the same force and effect as an abstract of judgment which is recorded as a money judgment obtained in a court of law. If you fail to appear at the hearing or if you fail to raise any defense or assert any relevant point at the time of hearing, the County will assert, in later judicial proceedings to enforce an order of abatement, that you have waived all rights to assert such defenses or such points.

In preparing for such hearing, you should be aware that if an initial showing is made by the County, sufficient to persuade the Hearing Officer that a public nuisance existed on your property at the time the Notice of Nuisance Abatement Hearing was posted, you will then have the burden of proving that no public nuisance existed on your property. Therefore, you should be prepared to introduce oral and documentary evidence proving why, in your opinion, your use of the property is not a public nuisance as defined in this Chapter. A copy of the Butte County Code Chapter 34A and 34C relating to Medical and Non-Medical Marijuana Cultivation and nuisance abatement hearings is enclosed to assist you in the preparation of your presentation. If an initial showing sufficient to persuade the Hearing Officer that a public nuisance existed on your property is made by the Code Enforcement Officer, your failure to sustain the burden of showing that no public nuisance existed on the property may result in a decision by the Hearing Officer that a public nuisance did exist, and that the County is entitled to recover its Administrative Costs, and all Administrative Penalties that accrued up to the time that the nuisance was abated. Further, if the Hearing Officer finds that a public nuisance continues to exist on your property, and you fail to abate the nuisance promptly, the County may abate the nuisance. If the County abates the nuisance, in addition to being able to recover its Administrative Costs and Penalties, you may be responsible for the actual costs of the abatement. In either circumstance, all Administrative Costs,

PROOF OF SERVICE BY MAIL

I am a citizen of the United States and employed in the County of Butte. I am, and was at the time of the service hereinafter mentioned, over the age of eighteen years and not a party to the within action. My business address is Department of Development Services, Building Division, 7 County Center Drive, Oroville, California 95965. I am readily familiar with the County's practice for collection and processing of correspondence/documents for mailing with the United States Postal Service and that said correspondence/documents are deposited with the United States Postal Service in the ordinary course of business on the same day.

On August 2, 2018 I served the foregoing HEARING NOTICE on the person(s) named below by placing a true copy thereof in a sealed envelope, with first class postage thereon fully paid, addressed as indicated below, and by placing said envelope in the appropriate place within the Department of Development Services where mail is collected for mailing with the United States Postal Services on the same day.

HANG TOUA

HANG TOUA

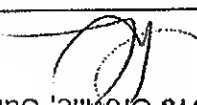
1046 JAY ST

0 CRYSTAL RANCH RD RD

OLIVEHURST, CA 95961

FEATHER FALLS, CA 95940

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration was executed on August 2, 2018 Oroville, California.



JIM TIGHE, JR.

Case #: CE18-0647

County of Butte
CODE ENFORCEMENT DIVISION
7 County Center Drive
Oroville, CA. 95965
RETURN SERVICE REQUESTED

Toua Hang
1046 Jay Street
Olivehurst, Ca 95961

05/15/17

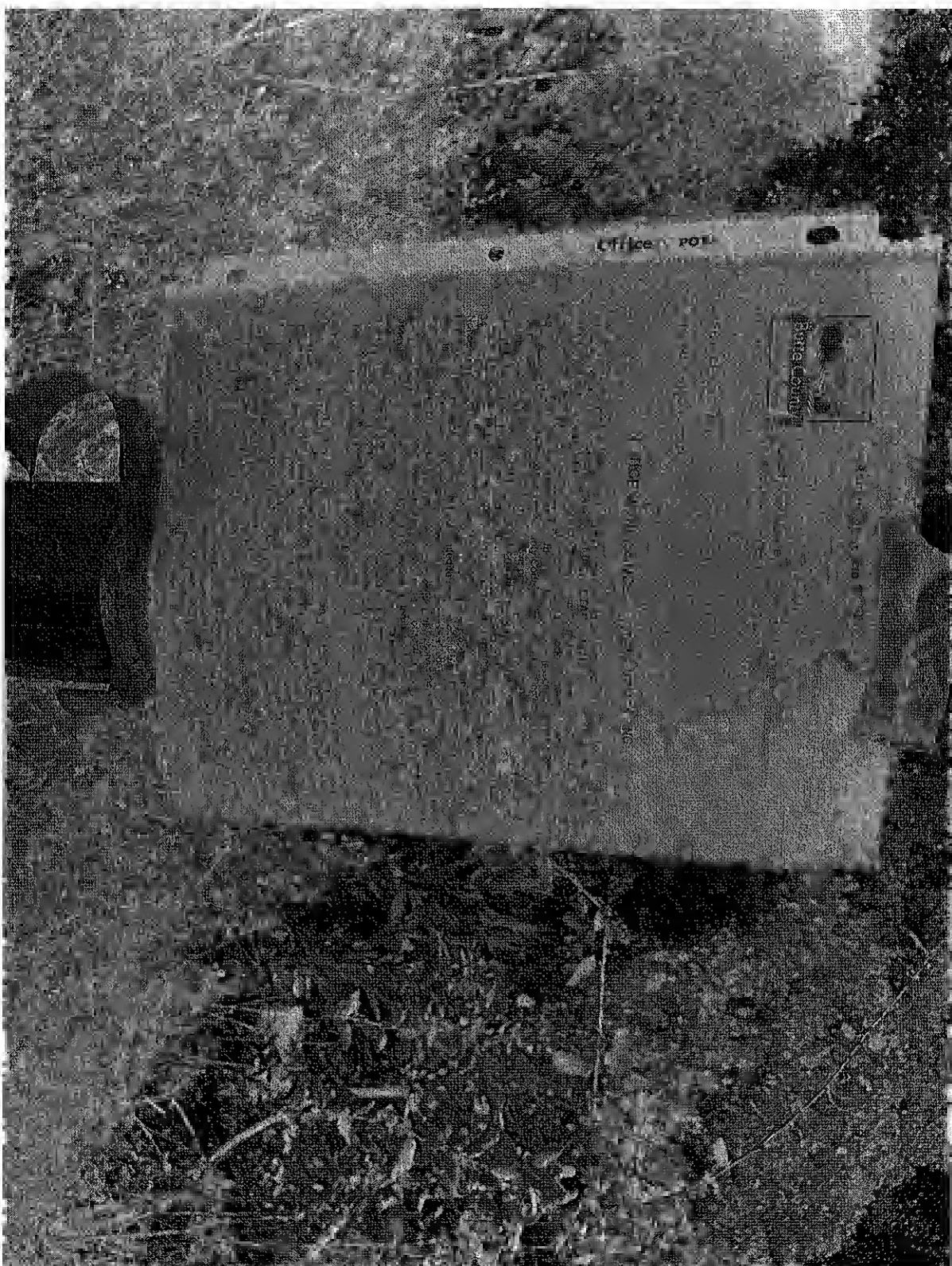
APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH ROAD

DATE: 8/2/18

CEO: MF



APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH ROAD

DATE: 8/2/18

CEO: MF



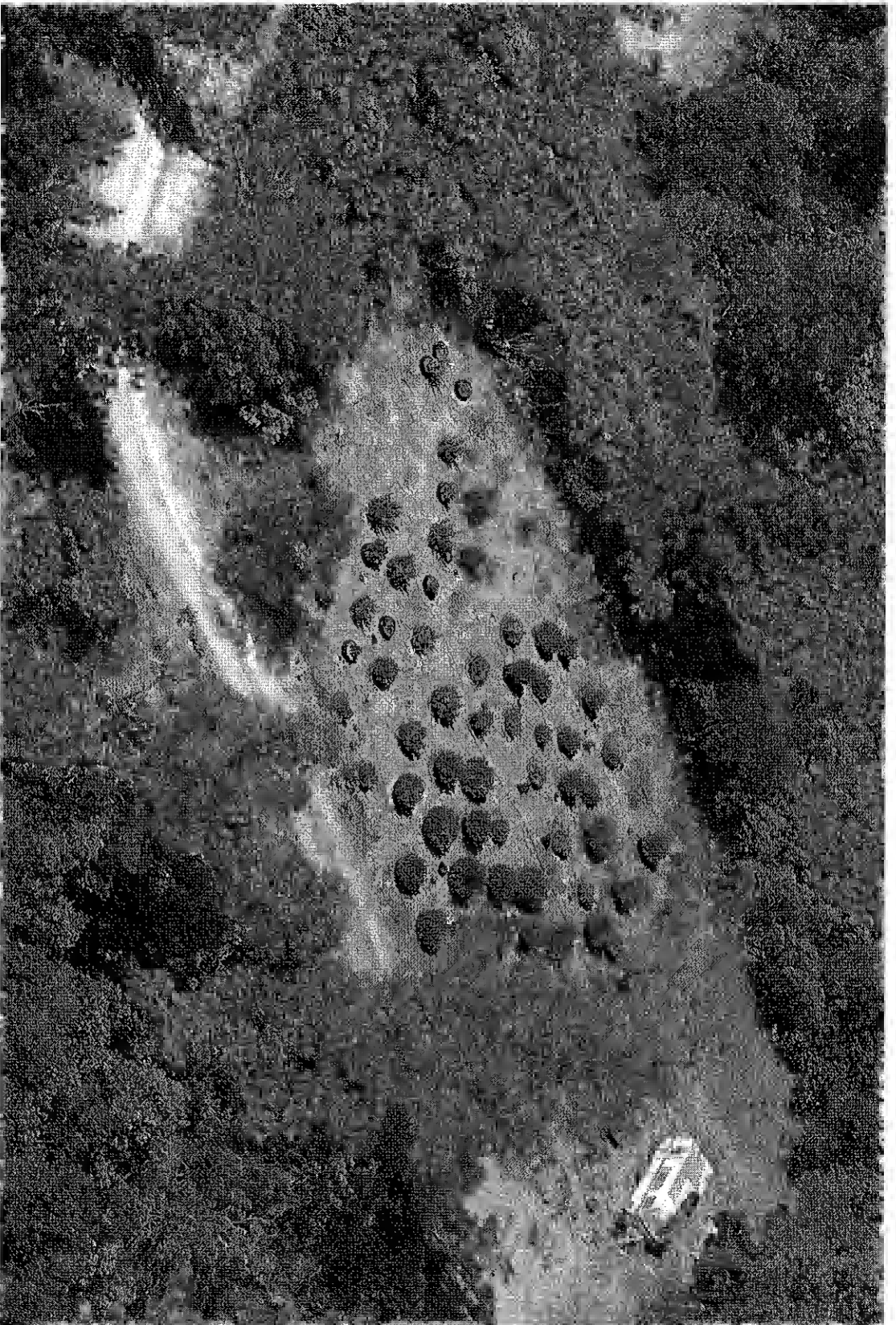
APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH RD

DATE: 8/17/18

CEO: MF



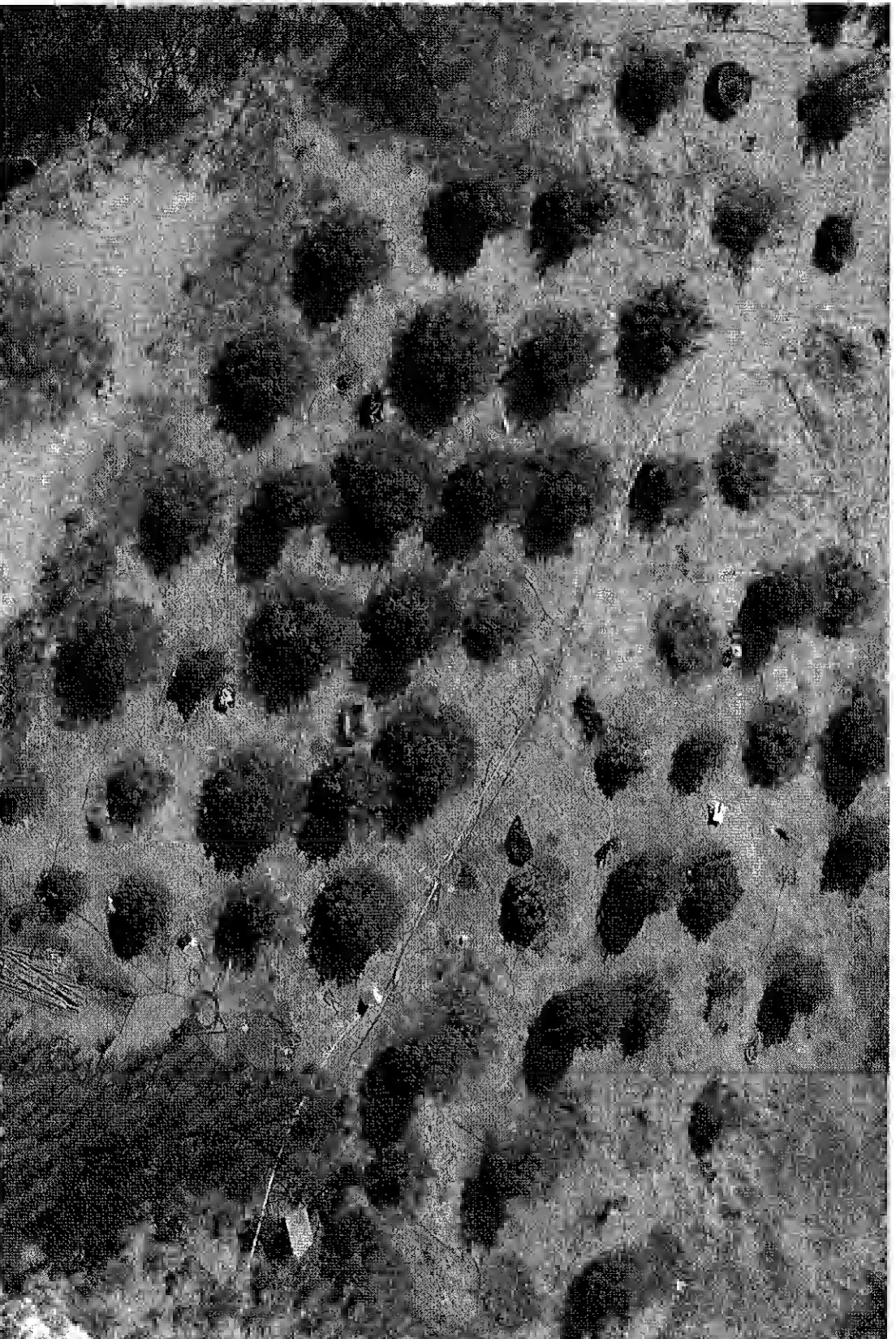
APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH RD

DATE: 8/17/18

CEO: MF



Butte County Department of Development Services

Nuisance Abatement Hearing
Street Address: 0 Crystal Ranch Road, Feather Falls
APN: 071-270-024; CE 18-0647
Hearing Date: August 29, 2018

Summary of Decision

- The conditions on the subject property constitute a public nuisance, within the meaning of Butte County Ordinances 34A-4 and 34C-4;
- Notice was given to the owner of the subject property, both of the existence of the conditions creating the nuisance, as well as concerning this hearing, pursuant to Butte County Ordinance 34A-13 and 34C-13;
- No evidence was presented at the hearing regarding any exclusion or exception to the conditions creating the nuisance, pursuant to Butte County Ordinance 34, et seq.;
- The conditions on the property creating the nuisance have not been abated; and
- The County may collect administrative penalties as well as the administrative costs associated with bringing the matter to hearing, from the time proper notice was given to the time of abatement, as set forth herein.

Appearances & Conduct of Hearing

The nuisance abatement hearing in the above-referenced matter was held on August 29, 2018, at One Court Street, Oroville, California. Appearances were as follows:

- Michael Gallert, Esq. - Hearing Officer
- Virginia Gingery, Esq. - Deputy County Counsel
- Matthew Fuchs - Butte County Code Enforcement Officer
- Phil Preader - Butte County Code Enforcement Officer

The witnesses were sworn. Ms. Gingery gave an opening statement on behalf of Butte County. Sworn testimony was heard from Officers Fuchs and Preader, who presented evidence regarding the cultivation of marijuana plants on the property in violation of both Butte County Ordinance 34A and 34C.

The hearing lasted less than one hour and was digitally recorded. Exhibits produced by Butte County are referenced by letter. A copy of the exhibits will be mailed, along with this Decision, to the property owner, Toua Hang, who was not present at the hearing.

Findings of Fact

1. Property Ownership.

The property that is the subject of this hearing is located at 0 Crystal Ranch Road, Feather Falls, California (hereinafter referenced as "the property"). A Grant Deed was recorded on February 14, 2014, transferring title to Toua Hang, a single man. (Exhibit A).

A Butte County Assessor Inquiry reflects that the name and address on file with the Assessor's office for the property as of August 22, 2018, was "Hang Toua, 1046 Jay St., Olivhurst, CA 95961." This printout indicates the property is 4.90 acres. (Exhibit B).

There was no evidence presented that Mr. Hang does not own the property.

2. Notice.

Butte County Code Enforcement Officer Matthew Fuchs testified that on June 13, 2018, his department received a complaint about a large marijuana grow on the property. Officer Fuchs performed a case review and analysis of the property to determine the property's owner and size of the parcel. He noted that the property, which is 4.90 acres in size, has no listed dwelling and no permit for a legal residence. As such, he testified that the property is not allowed to have any marijuana plants under BCC 34A and BCC 34C.

Officer Fuchs placed the property on the flyover list to conduct an aerial inspection. Butte County Code Enforcement Officer Phil Preader testified that he conducted the aerial inspection of the property on July 9, 2018. Officer Preader testified that prior to the flyover, he used the County GIS system and Google Earth to determine the property's exact location from the air. This information was then input into the helicopter's navigation system. He also used a landmark to determine the exact location of the property from the air. In this case, the landmark was the irregularly shaped driveway.

The County produced 4 aerial photographs of the property taken by Officer Preader during the flyover, showing that the property was not in compliance with Chapters 34A and 34C of the Butte County Code. (Exhibit D). Officer Preader testified that he observed a large marijuana grow, a black water tank with black water lines going to the marijuana plants, and a travel trailer. The marijuana grow can be seen in the 4 photographs. Officer Preader further testified that based on his training and experience, these plants are marijuana based on their growth pattern, lush green color, shape, and that some plants are developing colas. He also testified that some of the plants were in smart pots or above ground planters, and some plants had cages around them to keep them upright,

which is common for marijuana plants. Officer Reader informed Officer Fuchs of his findings and Officer Fuchs took over the investigation related to this property.

Officer Fuchs testified that after reviewing the photographs, he agreed that the plants were marijuana. He testified that since the property had no legal residence, there could be no marijuana plants on the property. Here, a marijuana grow in excess of 80 plants existed on the property, and therefore, in violation of Chapters 34A and 34C of the Butte County Code.

Officer Fuchs testified that since the property was not in compliance with Chapters 34A and 34C of the Butte County Code, he completed the 72-Hour Notice to Abate Ordinance Violation on July 12, 2018, which he posted to a chain gate to the property that same day and took photos of it. (Exhibit F). The 72-Hour Notice was then mailed on July 13, 2018 to the property owner Toua Hang at the property at 0 Crystal Ranch Rd. in Feather Falls, as well as to 1046 Jay St., Olivehurst, California, which was the address listed on the Butte County Assessor Inquiry. (Exhibit E).

The 72-Hour Notice indicated that Toua Hang was maintaining a public nuisance on the property as to the following: 1) cultivation area is greater than authorized size - BCC 34A-4; 2) number of plants being cultivated is greater than authorized - BCC 34C-4; 3) parcel does not have a legal residence - BCC 34A-3(n), BCC 34A-4(a), BCC 34C-3(m); 4) fencing (no fencing, unapproved materials, plants taller than fence, unsecured access - BCC 34A-10, BCC 34C-10; and 5) grower residency requirements - BCC 34A-6(a)(1), BCC 34C-6. Officer Fuchs documented on the notice that the owner must remove all marijuana from the property due to no legal residence and no fencing around the marijuana. (Exhibit E).

Officer Fuchs testified that the 72-Hour Notices sent to both addresses were returned undeliverable. The Notice sent to the Jay Street address was returned with the following "Return to Sender, Vacant, Unable to forward."

Officer Fuchs testified that he received no communication from the property owner either during or after the posting of the 72-Hour Notice. Therefore, on August 2, 2018, he completed the Notice of Nuisance Abatement Hearing, which he posted to the front gate of the property that same day and took photos of it. (Exhibit H). Officer Fuchs noted that the previously posted 72-Hour Notice had been removed. The Notice of Hearing was then mailed that same day to the property owner Toua Hang at the property at 0 Crystal Ranch Rd. in Feather Falls, as well as to 1046 Jay St., Olivehurst, California, which was the address listed on the Butte County Assessor Inquiry. (Exhibit G).

The Notice of Nuisance Abatement Hearing informed Toua Hang of the August 29, 2018 hearing date and location, and that the conditions on the property constituted a public nuisance in violation of Butte County Code Chapters 34A-4 and 34C. (Exhibit G). The Notice also informed Toua Hang of the potential for administrative costs and abatement costs.

There was no definitive evidence that the property owner actually received the 72-Hour Notice or the Notice of Hearing and he did not attend the hearing. Despite this, it appears that the County

complied with the notice requirements by mailing the notices to the only known address for the property owner and by posting the notices on the property.

3. Applicable Law.

Butte County Code Chapter 34A-3(j) defines a marijuana plant as "any mature or immature marijuana plant, or any marijuana seedling, unless otherwise specifically provided herein.

Butte County Code Chapter 34A-3(n) defines premises as "a single, legal parcel of property that includes an occupied legal residence that is a dwelling in compliance with Chapter 26 of the Butte County Code and has also met the requirements of Sections 34A-6 and 34A-7."

Butte County Code Chapter 34C-3(m) defines premises as "a single, legal parcel of property that includes an occupied legal residence that is a dwelling in compliance with Chapter 26 of the Butte County Code and has also met the requirements of Sections 34C-6 and 34C-7."

Butte County Code Chapter 34A-4(a) states "the cultivation of marijuana on any parcel that does not satisfy the definition of a premises contained herein is hereby declared to be a public nuisance that may be abated in accordance with this Chapter."

Butte County Code Chapter 34C-4(a) states "the cultivation of marijuana that is not in compliance with the requirements set out in this Chapter is hereby declared to be unlawful, and a public nuisance, which may be abated in accordance with this Chapter."

Butte County Code Chapter 34A-6(a) states "persons engaging in cultivation of medical marijuana shall meet the following requirements: (1) such person shall have resided in Butte County for at least one (1) year prior to cultivating medical marijuana in Butte County".

Butte County Code Chapter 34C-6 states "persons engaging in the cultivation of marijuana shall either own the premises, or have entered into a written lease with the owner of the premises."

Butte County Code, Chapters 34A-10 and 34C-10 state "all marijuana grown outside of any building must be fully enclosed by a solid and opaque fence (of approved materials by the Department of Development Services) at least six (6) feet in height or a height sufficient to conceal the marijuana from view, whichever is higher, provided, however, that such fence shall not be required for marijuana grown on premises of five (5) acres or more when such marijuana is grown out of sight from public view."

Butte County Code, Chapter 34A-11 states that "a violation of any provision of this Chapter shall be deemed to be a public nuisance and subject to the enforcement process as set forth in sections 34A-12 through 34A-17 of this Chapter.

4. Condition of Property.

Officer Fuchs testified that on June 13, 2018, his department received a complaint about a large marijuana grow on the property. The case was assigned to Officer Fuchs.

Officer Fuchs is qualified through his training and experience to identify marijuana plants. He has been a part-time code enforcement officer for the marijuana division for the last three months. He received on-the-job training from Officer Jim McWilliam. In addition, he was a member of the Butte County Narcotics Task Force for 4-5 years, dealing with the identification and investigation of various drugs, including marijuana. He also was employed as a Probation Officer with the State of California for 16 years.

Officer Preadar is qualified through his training and experience to identify marijuana plants from the ground and air. He has been a code enforcement officer for more than two and a half years, performing more than 400 aerial marijuana inspections. He has been an active law enforcement officer since 2008, during which time he was trained to identify marijuana plants from both the ground and air. He was also trained in identifying marijuana cultivation sites.

The County produced 4 photographs of the property taken by Officer Preadar during a fly-over on July 9, 2018, showing that the property was not in compliance with Chapters 34A and 34C of the Butte County Code. (Exhibit D). The 4 aerial photos reveal a large marijuana grow, a black water tank with black water lines going to the marijuana plants, and a travel trailer. Officer Preadar testified at the hearing that these plants are marijuana based on their growth pattern, lush green color, shape, and that some plants are developing colas. He also testified that some of the plants were in smart pots or above ground planters, and some plants had cages around them to keep them upright, which is common for marijuana plants. Finally, he noted that the plants were in various stages of growth.

In reviewing the same photographs, Officer Fuchs testified that these plants are clearly marijuana. He testified that since the property had no legal residence, there could be no marijuana plants on the property. Officer Fuchs estimated this marijuana grow is about 2400 sq. ft. containing in excess of 80 plants, which violates Chapters 34A and 34C of the Butte County Code. Officer Fuchs also testified and the record reflects that the owner, Toua Hang, does not reside in Butte County as required by the Code.

A second flyover was performed by a Butte County Code Enforcement Officer on August 17, 2018, which produced 3 photos. (Exhibit I). It is not known which code enforcement officer took the photos during this second flyover. In reviewing the 3 photos, both Officers Preadar and Fuchs testified that the photos show the exact same marijuana grow, trailer, and water tank as depicted in the photos from the first flyover of July 9, 2018. Both officers confirmed that this was the same marijuana grow as depicted in the aerial photos taken on July 9th.

Officer Preadar further testified that some of the marijuana plants in the photos from the August 17th flyover have matured since the initial flyover of July 9th. He also noted that some of the marijuana

plants have been trimmed, which is done for harvesting. He specifically referred to photos 2 and 3 of 3, which clearly show that some plants have colas and are not as bushy as some of the other plants. Finally, he opined, and Officer Fuchs confirmed, that no steps had been taken prior to August 17th to abate the nuisance.

4. Conclusions of Law.

Based upon the evidence presented at the hearing, it is undisputed that the property owner is Toua Hang. There was adequate evidence presented that the property owner was properly served with the 72-Hour Notice and the Notice of Hearing in accordance with the regulations.

The photos produced and the testimony of the enforcement officers establish that marijuana plants exist on the property in violation of 34A-3(n) and 34C-3(m). Section 34A-4(a) states that the cultivation of marijuana on any parcel that does not satisfy the definition of a premises is declared to be a public nuisance. Sections 34A-3(n) and 34C-3(m) define premises as "a single, legal parcel of property that includes an occupied legal residence that is a dwelling . . ." Officer Fuchs testified there is no legal residence on the property; therefore, there can be no marijuana plants on the property. Here, the large marijuana grow containing in excess of 80 marijuana plants clearly violates the Code.

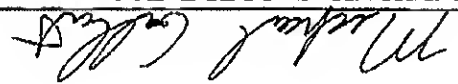
In addition to the above, the testimony of Officer Preader and Fuchs establishes that marijuana plants exist on the property in violation of 34A-6(a), 34C-6, 34A-10 and 34C-10. Officer Fuchs testified that since Toua Hang does not reside in Butte County, a violation of the residency requirement of the Code exists. Finally, Officer Fuchs testified that there was no fence surrounding the marijuana grow, which is required by 34A-10 since the property is less than 5 acres.

Butte County has met its burden of proof in demonstrating that the marijuana grow on the property constitutes a public nuisance within the meaning of Butte County Ordinance 34A-4 and 34C-4. There is no evidence that the marijuana grow has been abated as of the date of this hearing.

5. Decision.

Marijuana plants exist on the property in violation of 34A-3(n) and 34C-3(m), 34A-6(a) and 34C-6, and 34A-10 and 34C-10. Thus, violations of Butte County Code 34-A and 34C exist and a public nuisance is found to have existed on the property.

The County seeks, and will be awarded, both administrative costs and administrative penalties. (Exhibit J). The County is entitled to recover the following administrative penalties pursuant to Chapter 34A-16(b) and Chapter 34C-16(b):


MICHAEL GALLERT, ESQ.
Hearing Officer

DATED: August 30, 2018

TOTAL		\$ 37,000.00
\$500/day from 7/12/18 - 8/01/18 (Date of Posting	72-Hour Notice to Date of Posting of Hearing	\$ 10,000.00
Notice) (20 days)		
\$1,000/day from 8/02/18 - 8/29/18 (Date of posting	of Notice of Hearing to Abatement) (27 days)	\$ 27,000.00

PROOF OF SERVICE BY MAIL
(CCP Sections 1013a & 2015.5)

I declare that:

I am employed in the County of Butte, State of California and my business address is 1600 Humboldt Road, Suite 1, Chico, California; I am over the age of eighteen years and not a party to the within entitled cause; I am familiar with this firm's practice for collection and processing correspondence for mailing with the United States Postal Service pursuant to which practice all correspondence will be deposited with the United States Postal Service the same day in the ordinary course of business.

On August 31, 2018, I served the *Nuisance Abatement Hearing Decision Re: 0 Crystal Ranch Road, Feather Falls (APN: 071-270-024; CE18-0647)*, on the following in said cause, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Chico, California, addressed as follows:

Office of the County Counsel
Beverly Tauchman
25 County Center Drive
Oroville, CA 95965
Chris Jellison, Code Enforcement
Department of Development Services
7 County Center Drive
Oroville, CA 95965

Via Certified Mail

HANG TOVA
1046 JAY ST
OLIVEHURST, CA 95961
HANG TOVA
0 CRYSTAL RANCH ROAD
FEATHER FALLS, CA 95940

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed on August 31, 2018, at Chico, California.

Andrea E. Duch

SEP 04 2018
DEVELOPMENT
SERVICES

Law Offices of
LEONARD & L Y D E
EST. 1962
TX ID # 94-1543197
1600 Humboldt Road, Suite 1
Chico, CA 95928
(530) 345-3494

Invoice submitted to:
Butte Co. Dept. of Develop. Services
Kim McMillan, Administrative Assistant
7 County Center Drive
Oroville, CA 95965
APN 071-270-024; CE18-0647
8/31/2018
INVOICE # 9649

SERVICE DATE	ITEM	PROFESSIONAL SERVICES/ COSTS	HRS/AMT	RATE	CHARGE
8/29/2018	MCG	Travel to and from the Courthouse in Oroville for hearing on this matter;	2	180.00	360.00
8/30/2018	MCG	Attend same Review notes and prepare 6 page decision in this matter	4.2	180.00	756.00
8/31/2018	Postage	Subtotal: For Professional Services Rendered			1,116.00
	Postage	Subtotal of all costs		8.67	8.67

Charges \$1,124.67
Payments \$0.00
Balance \$1,124.67

SEP 04 2018
DEVELOPMENT
SERVICES

1600 Humboldt Road, Suite 1
Chico, CA 95928
(530) 345-3494
TX ID # 94-1543197



Invoice submitted to:
Butte Co. Dept. of Develop. Services
Kim McMillan, Administrative Assistant
7 County Center Drive
Oroville, CA 95965
APN 071-270-024; CE18-0647
8/31/2018
INVOICE # 9649

SERVICE DATE	ITEM	PROFESSIONAL SERVICES/ COSTS	HRS/AMT	RATE	CHARGE
8/29/2018	MGG	Travel to and from the Courthouse in Oroville for hearing on this matter; Attend same	2	180.00	360.00
8/30/2018	MGG	Review notes and prepare 6 page decision in this matter	4.2	180.00	756.00
8/31/2018	Postage	Postage		8.67	8.67
Subtotal: For Professional Services Rendered					1,116.00
Subtotal of all costs					8.67

Charges \$1,124.67
Payments \$0.00
Balance \$1,124.67

APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH RD

DATE: 9/12/18

CEO: MF

FLY OVER PHOTOS TAKEN BY SHAWN WILLIAMS AND BRAD LAWTON 9/12/2018



APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH RD

DATE: 9/27/18

CEO: MF

FLY OVER PHOTOS OF MARIJUANA STILL ON PROPERTY BY WILLIAMS AND LAWTON



APN: 071-270-024

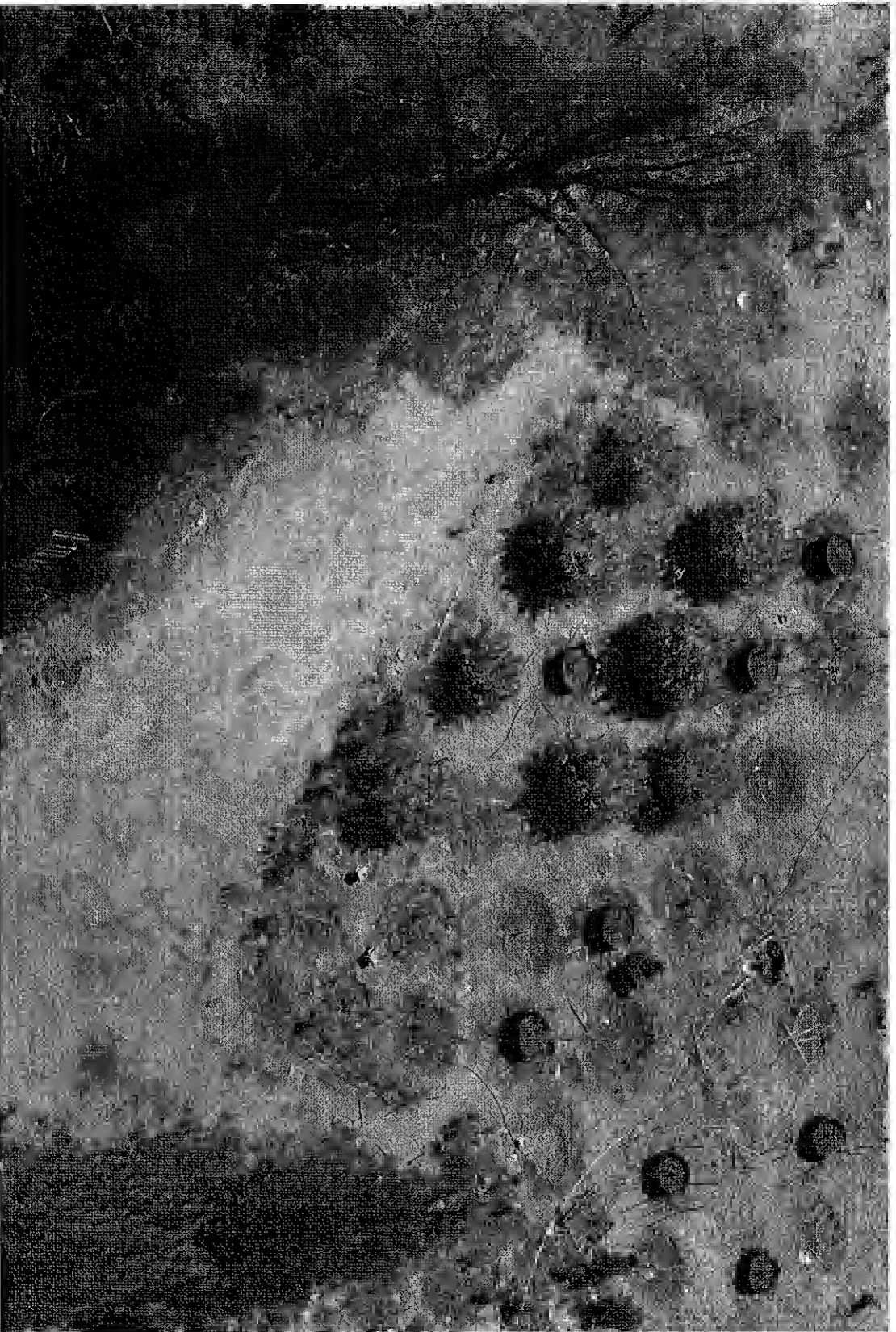
CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH RD

DATE: 9/27/18

CEO: MF

FLY OVER PHOTOS OF MARIJUANA STILL ON PROPERTY BY WILLIAMS AND LAWTON



Clerk-Recorder's Department
 County of Butte
 CANDACE J. GRUBBS
 County Clerk-Recorder



BUTTE COUNTY
 2018-0031084 9/14/2018 10:16:00 AM
 REC FEE SEP 17 2018 39.00
 CONFORMED COPY DEVELOPMENT SERVICES 0.00
 SB2 TAX EXEMPT 0.00

Total Charges 39.00
 JOURNAL 39.00
 Total Tendered 39.00
 Change .00

9/14/2018 10:17:18 AM
 BW
 ECR-REC-10
 2018091400077
 Thank You



Requested By B.C. Development Services

F19-050



Mid Valley Title & Escrow Company

601 Main Street
Chico, CA 95928

Phone: (530)893-5644 / Fax: (866)739-4927

PR: 06243

Ofc: 0401 (1222)

Invoice

To: Butte County Code Enforcement
7 County Center Drive
Oroville, CA 95965

Invoice No.: 1222 - 4017755
Date: 08/02/2018
Our File No.: 0401-5759397
Title Officer: Roger Button
Escrow Officer:

Customer ID: RSK5324

Liability Amounts

Attention: Brad Stephens
Your Ref:

RE: Property: Crystal Ranch Road, Feather Falls, CA 95940

Buyers:
Sellers: Tona Hang

Description of Charge	
CLTA Lot Book Guarantee	
Invoice Amount	\$50.00

INVOICE TOTAL

\$50.00

4404060: 539020: 4401
Vendor 0133

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:
Attention: Accounts Receivable Department

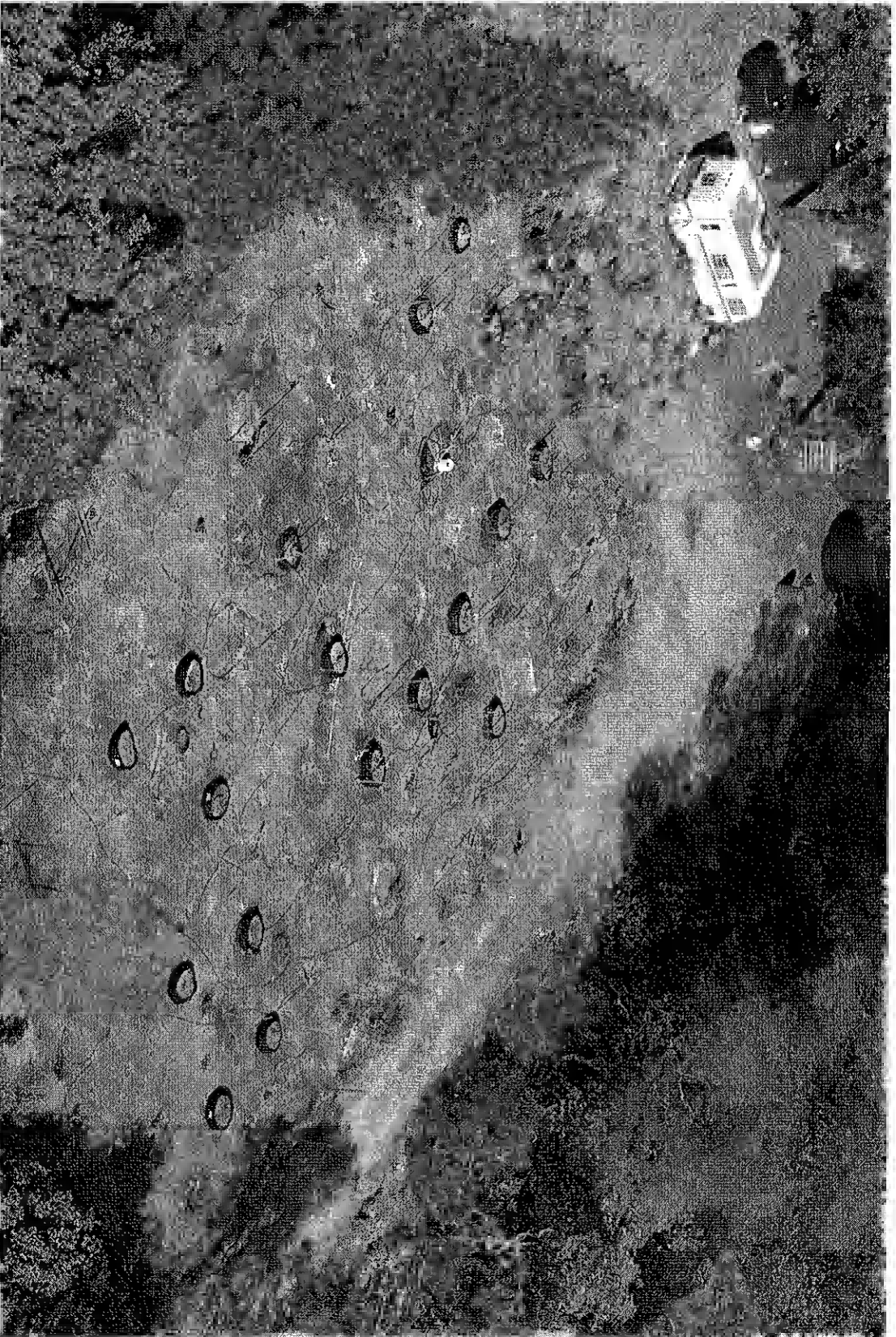
APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH RD
FLY OVER PHOTOS MARIJUANA ABATED

DATE: 10/19/18

CEO: MF



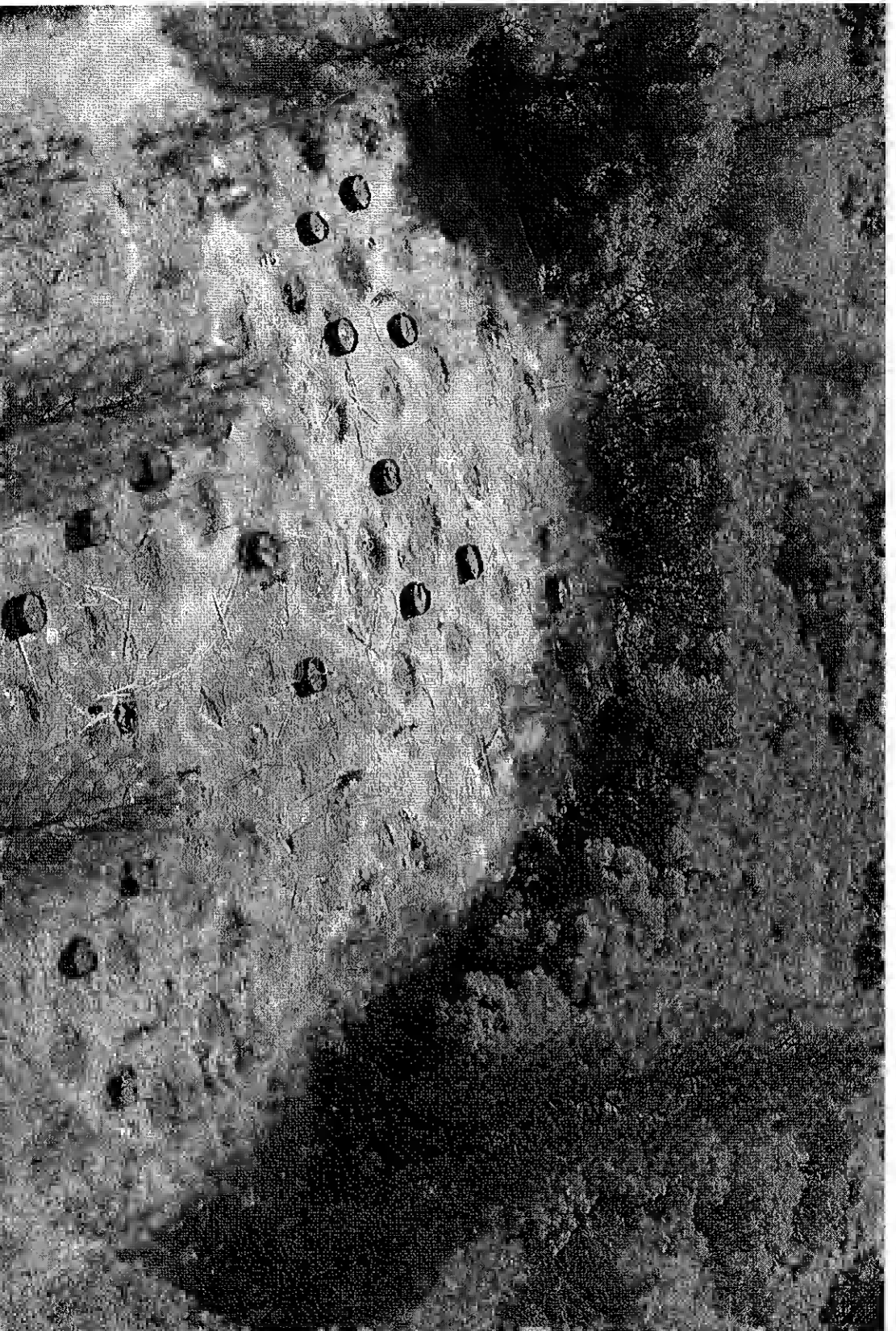
APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH RD
FLY OVER PHOTOS MARIJUANA ABATED

DATE: 10/19/18

CEO: MF



Toua Hang - COSTS FOR DEMAND LETTER

Addresses:

Toua Hang
0 Crystal Ranch Road
Oroville CA 95966-8783

Toua Hang
1045 Jay Street
Olivehurst, CA 95961

APN 071-270-024

CE 18-0647

Costs to date:

Title Report	\$50.00
Recording-Decision	39.00
Attorney Time	<u>500.00</u>
Total	\$589.00



Department of Development Services

Tim Snellings, Director

Pete Calarco, Assistant Director

buttecounty.net/dds

T: 530.552.3702
F: 530.538.7785

7 County Center Drive
Oroville, California 95965

November 1, 2018

Toua Hang
0 CRYSTAL RANCH RD
FEATHER FALLS, CA 95940

Toua Hang
1046 JAY ST
OLIVEHURST, CA 95961

DEMAND FOR PAYMENT OF NUISANCE ABATEMENT COST AND PENALTIES

To the Property Owners of 0 CRYSTAL RANCH RD, FEATHER FALLS, CA, APN 071-270-024:

You are hereby notified that the County of Butte, pursuant to Butte County Code Chapters 34A and 34C, has incurred costs associated with a public nuisance on property located at 0 CRYSTAL RANCH RD, CA, APN 071-270-024, CE18-0647, and hereby demands payment of its Abatement costs, Administrative costs and Administrative Penalties.

The public nuisance on the above property consisted of violations within Butte County Code Chapters 34A Restriction of Cultivation of Medical Marijuana & 34C Restriction of Cultivation of Non-Medical Marijuana specifically: 34A-4(b)(2) Cultivation area is greater than authorized, 34A-3(n) Parcel does not have a legal residence, no cultivation can take place on the parcel, 34A-6(a)(1) Grower residency requirements not met, 34A Cultivation may only take place indoors on parcels less than 5 acres, 34C(m) Parcel does not have a legal residence, no cultivation may take place on the parcel and 34C-6 Grower residency requirements not met. As a result, and pursuant to Butte County Code Chapter 34A & 34C, you are responsible for paying the sum of \$94,038.49 to the County of Butte pursuant to the Hearing Officer's decision dated August 31, 2018.

A breakdown of the costs incurred are as follows:

Administrative Penalties	\$	88,000.00
Staff Costs	\$	- 4,438.55
Hearing Officer Charges	\$	1,124.67
Helicopter Charges	\$	382.17
Title & Recording Fees	\$	89.00
Postage Costs	\$	4.04
TOTAL DUE:	\$	94,038.43

You are also hereby notified that you have 15 days from receipt of this letter to pay the above amounts to the Department of Development Services and that failure to pay above amounts within 15 days from service of this bill will result in the recording of a lien and the imposition of a special assessment against the property.

APN: 071-270-024

CASE #: CE18-0647

ADDRESS: 0 CRYSTAL RANCH RD

DATE: 3/18/2019

CEO: RIS



Recording Requested By
When recorded, return to:

Butte County Counsel
25 County Center Drive
Suite 210
Oroville, CA 95965
(530) 552-4070

BUTTE
COUNTY
APR 16 2019
DEVELOPMENT
SERVICES

Department of Development Services
7 County Center Drive
Oroville, CA 95965

NOTICE OF LIEN FOR
ABATEMENT OF PUBLIC NUISANCE

LIEN NO:

TO:

Toya Hang
0 Crystal Ranch Rd.
Feather Falls, CA 95940
Toya Hang
1046 Jay Street
Olivehurst, CA 95961

NOTICE IS HEREBY GIVEN that the County of Butte, pursuant to Butte County Code Chapters 34A and/or 34C, has incurred costs associated with the abatement of a public nuisance on the following property and hereby claims a lien for the abatement and administrative costs incurred from the abatement of the public nuisance on said property located at 0 Crystal Ranch Road, Feather Falls, CA 95940, APN 071-270-024.

The following information is provided in accordance with Butte County Code Section 34A-13(i) and/or 34C-13(i):

1. Record owner or possessor: Toya Hang.
2. Last known address of record owner or possessor: 1046 Jay Street, Olivehurst, CA 95961.
3. Description of real property subject to lien: Assessor Parcel Number: 071-270-024 located at 0 Crystal Ranch Road, Feather Falls, CA 95940.
4. Date upon which the decision of the Hearing Officer was issued: 8/30/18.
5. Date lien approved by the Board of Supervisors: 4/9/19.



BOARD OF SUPERVISORS

Administration Center
25 COUNTY CENTER DRIVE, SUITE 200 - OROVILLE, CALIFORNIA 95965
Telephone: (530) 552-3300

BILL CONNELLY
First District
DEBRA LUCERO
Second District
TAMI RITTER
Third District
STEVE LAMBERT
Fourth District
DOUG TEETER
Fifth District

March 18, 2019

Toua Hang
0 Crystal Ranch Rd
Feather Falls, CA 95940

Toua Hang
1046 Jay St
Olivehurst, CA 95961

NOTICE OF PROPOSED LIEN AND SPECIAL ASSESSMENT HEARING

To the Property Owners of: APN 071-270-024
0 Crystal Ranch Road, Feather Falls, CA 95940
Case: CE18-0647

You are hereby notified that the Department of Development Services, pursuant to Butte County Code Chapter 34A, has incurred costs associated with the abatement of a public nuisance on the following parcel: APN 071-270-024; 0 Crystal Ranch Road, Feather Falls, CA 95940; Case: CE18-0647, and proposes to record a lien and impose a special assessment to recover said costs. The amount of the proposed lien and special assessment totals \$94,038.43, which constitutes the Department of Development Services' abatement and administrative costs to abate the public nuisance on the above property.

You are also hereby notified that the Board of Supervisors will hear and consider objections and protests to the proposed lien and special assessment on April 9, 2019, at 10:30 a.m., in the Board of Supervisors Chambers, 25 County Center Drive, Suite 205, Oroville, CA.

If the Board of Supervisors determines that the proposed lien and special assessment are authorized, the lien will be recorded against the property in the Office of the County Recorder and will be placed on the County tax roll as a special assessment.

Shari McCracken
Clerk of the Board

BILL CONNELLY
First District
DEBRA LUCERO
Second District
TAMI RITTER
Third District
STEVE LAMBERT
Fourth District
DOUG TEETER
Fifth District

Board of Supervisors

Minute Order No.: 040919 – 5.03.e.



Meeting Date:

April 9, 2019

Item Subject:

Code Enforcement Case No. CE18-0647; 0 Crystal Ranch Road, Feather Falls; APN 071-270-024 - On August 29, 2018, a Hearing Officer declared a public nuisance existed on the property listed. This hearing has been scheduled to authorize the Board of Supervisors to record a special assessment and lien to recover the County's costs and penalties for Code Enforcement Case No. CE18-0647 for the property located at 0 Crystal Ranch Road in Feather Falls (Assessor's Parcel Number 071-270-024) as a special assessment of \$6,038.43 (costs) and proposed lien of \$88,000 (penalties).

Board Action:

Approved the proposed lien of \$88,000 and a special assessment of \$6,038.43.

Vote:

Ayes: Supervisors Connelly, Teeter, and Chair Lambert
Noes: Supervisors Lucero and Ritter
Absent: None
Not Voting: None

Certification:

I hereby certify that the above action was taken by the Butte County Board of Supervisors on the date listed above.

Shelley Snyder, Assistant Clerk of the Board
April 9, 2019



Clerk-Recorder's Department
 County of Butte
 CANDACE J. GRUBBS
 County Clerk-Recorder



2019-0020169 4/18/2019 12:15:00 PM

REC FEE	18.00
CONFORMED COPY	0.00
LIEN NOTICE	14.00
SB2 TAX EXEMPT	0.00

Total Charges	32.00
JOURNAL	32.00
Total Tendered	32.00
Change	.00

4/18/2019 12:16:14 PM
 2019041800165
 ECR-REC-11
 Thank You



Requested By B.C. Development Services